



COMMERCIAL REAL ESTATE SERVICES

Phyllis Seman
General Manager

CBRE, Inc.
Property Management

100 Pratt St. Ventures, LLC
100 East Pratt Street
Suite 1200
Baltimore, MD 21202
410 539 5526 Tel
410 752 4565 Fax
Phyllis.Seman@cbre.com

March 11, 2020

Councilman Eric Costello, Chair
Baltimore City Council – Ways and Means Committee
100 Holliday Street
Room 509
Baltimore, MD 21202

Re: City Council Bill 21-0029
Commercial Parking Facilities – Annual License Fee

Dear Councilman Costello:

100 Pratt St. Ventures, LLC is the owner of 100 East Pratt Street, a 670,000 sq. foot office building with an attached 932-space parking garage. Prior to the pandemic our occupancy exceeded 2,000 employees daily with the garage at full capacity. 100 E. Pratt is assessed one of the highest real property taxes in the city.

We strongly oppose the proposed City Council Bill 21-0029. The proposed bill would increase the annual license fee for commercial parking facilities from \$5.10 for every 100 sq. ft. to \$25.00 over the next 4 years. This increases the financial burden on the 100 E Pratt garage from the current annual license fee of \$16,980 to \$33,294 in 2021 and \$83,235 in 2024, a 490% increase. The parking industry currently is assessed a 20% parking tax and licensing fees which surpass the surrounding counties and comparable cities.

If enacted, the proposed bill will slow economic recovery from the pandemic. Revenue from parking garage operations has been severely impacted by the pandemic. It will take several years to return to the occupancy and revenue stream experienced prior to the pandemic. Businesses and employees are suffering catastrophic losses of revenues and jobs. Employers are already considering leaving the downtown market due to high taxes, high parking rates and concerns for the safety and security for their employees. The additional licensing fee will ultimately be passed on to parking patrons through rate increases. City Council Bill 21-0029 is counterproductive to tenant retention and attraction efforts. To impose an additional financial burden will adversely impact everyone including the City of Baltimore who risk the loss of its tax base.

The impact of this Bill as city business and residents prepare for recovery from the pandemic will not be in the best interest of the City of Baltimore, its businesses, residents and parking patrons. We ask that you vote **NO** to City Council Bill 21-0029.

Thank you.

Sincerely,



Phylis Seman
General Manager

On Behalf of 100 Pratt St. Ventures, LLC.